



Order Filed on September 21, 2021
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

PARKER McCAY P.A.

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Attorney for U.S. Bank Trust National Association, as
Trustee of Dwelling Series IV Trust

In Re:

Osiris E. Padilla

CASE NO. 18-25358-JNP

Chapter: 13

Hearing: September 21, 2021

Judge: Jerrold N. Poslusny, Jr.

**ORDER RESOLVING
DEBTOR'S MOTION TO VACATE RELIEF ORDER**

The relief set forth on the following pages, numbered two (2) through two (2) is hereby
ORDERED.

DATED: September 21, 2021

A handwritten signature in dark ink, appearing to read "Jerrold N. Poslusny, Jr.", is written over a horizontal line.

Honorable Jerrold N. Poslusny, Jr.
United States Bankruptcy Court

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Debtor: Osiris E. Padilla

Case No: 18-25358-JNP

Caption of Order: Order Resolving Debtor's Motion to Vacate Relief Order

Upon consideration of the Debtor's motion to vacate the relief order entered on August 3, 2021 at docket number 41 granting U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust, its successors and/or assigns, (hereinafter "U.S. Bank Trust") relief from the automatic stay as to 21 Charles Ave., Pleasantville, NJ 08232, and upon consideration of the resolution reached between the Debtor and U.S. Bank Trust resolving said motion, and the Court noting the consent of the parties to the form, substance and entry of the within Order; and for cause shown, it is hereby;

ORDERED as follows:

1. The Order granting relief from stay as to 21 Charles Ave., Pleasantville, NJ 08232 entered on August 3, 2021 at docket number 41 is ***VACATED***.
2. The Debtor agrees to bring the account current, post-petition by September 21, 2021. This date is time being of the essence.
3. Commencing with the October 1, 2021 regular monthly post-petition mortgage payment and continuing each month thereafter for the duration of this Chapter 13 proceeding, Debtor shall remit payments directly to Movant as same come due.
4. Debtor shall reimburse secured creditor through their Chapter 13 Plan of Reorganization, as an administrative claim, the sum of \$1,038.00 for attorney's fees and costs incurred in the preparation and prosecution of the motion for relief from stay filed July 9, 2021.
5. **Thirty-Day Default Clause:** If the Debtor should default and fail to make the payments stated herein or any future payments that come due during the pendency of this case to Movant for more than (30) days from the due date, then upon Certification of Default of said payments in accordance herewith submitted by secured creditor's counsel, and under the timeframe providing for any opposition filed under LBR 4001-1(b)(2), the Court shall enter a General Relief Order, vacating the automatic stay of 11 U.S.C. §362(a) stay with respect to the realty commonly known as 21 Charles Ave., Pleasantville, NJ 08232. *Except, there is no 30-day waiting period to certify default if the Debtor fails to bring the account current post-petition by September 21, 2021 per paragraph 2, above.*

In re:
Osiris E. Padilla
Debtor

Case No. 18-25358-JNP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1
Date Rcvd: Sep 21, 2021

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 23, 2021:

Recip ID	Recipient Name and Address
db	Osiris E. Padilla, 21 Charles Ave, Pleasantville, NJ 08232-2503

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 23, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 21, 2021 at the address(es) listed below:

Name	Email Address
Brian E Caine	on behalf of Creditor MTGLQ Investors L.P. bcaine@parkermccay.com, BKcourtnotices@parkermccay.com
Brian E Caine	on behalf of Creditor U.S. Bank Trust National Association as Trustee of Dwelling Series IV Trust bcaine@parkermccay.com, BKcourtnotices@parkermccay.com
Brian E Caine	on behalf of Creditor U.S. Bank Trust National Association as Trustee of Tiki Series IV Trust bcaine@parkermccay.com, BKcourtnotices@parkermccay.com
Denise E. Carlon	on behalf of Creditor MTGLQ Investors L.P. dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Isabel C. Balboa	on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com summarymail@standingtrustee.com
Jeanie D. Wiesner	on behalf of Debtor Osiris E. Padilla jeanie@sadeklaw.com

District/off: 0312-1

User: admin

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Date Rcvd: Sep 21, 2021

Form ID: pdf903

Total Noticed: 1

Rebecca Ann Solarz

on behalf of Creditor Ditech Financial LLC rsolarz@kmlawgroup.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 9